

## Upper Morden Conservation Area Character Assessment

### Statement of Community Involvement

#### Summary of Consultations Undertaken

A public consultation exercise was undertaken on the draft appraisal which started on 27<sup>th</sup> November 2006 and concluded on 31<sup>st</sup> January 2007. This consisted of the following:

- A copy of the Draft Conservation Area Character Assessment, Sustainability Appraisal Report and Conservation Area boundary assessment report were made available for inspection at the Council offices between 27<sup>th</sup> November 2006 and 31<sup>st</sup> January 2007, (9½ weeks).
- A copy of the Draft Character Assessment, Sustainability Appraisal Report and boundary assessment report were made available for inspection at Morden Library (the nearest library to the site) between 27<sup>th</sup> November 2006 and 31<sup>st</sup> January 2007 (9½ weeks).
- A downloadable PDF version of the Draft Character Assessment, Sustainability Appraisal Report and boundary assessment report were placed on the Council's website on 27<sup>th</sup> November 2006 with a deadline for comments of 31<sup>st</sup> January 2007 (9½ weeks).
- A notice was placed in the Local Guardian newspaper in the 23<sup>rd</sup> November edition, advertising the availability of the Draft Character Assessment documents, for public comment (at the Council offices, Morden Library and the Council's website) with a deadline for comments of 8<sup>th</sup> January (6 weeks). A copy of the notice can be found at Annex 1.
- Letters were sent out in the week beginning 20<sup>th</sup> November to properties within the Conservation Area as currently defined (map DLU/2254 shows which properties were consulted). This letter specified a deadline for comments of 8<sup>th</sup> January (6 weeks). These letters advised where copies of the Draft Character Assessment documents could be viewed, and where copies could be obtained.
- Letters and copies of the Draft Character Assessment, Sustainability Appraisal Report and boundary assessment report were sent out in the week beginning 20<sup>th</sup> November to local organisations and groups deemed likely to have an interest in the Conservation Area (see Annex 3) with a deadline of 8<sup>th</sup> January (6 weeks).
- Letters and copies of the Draft Character Assessment, Sustainability Appraisal Report and boundary assessment report were sent out in the week beginning 20<sup>th</sup> November to relevant Ward Councillors deemed likely to have an interest in the Conservation Area (see Annex 4) with a deadline of 8<sup>th</sup> January (6 weeks).

An officer of the Council also attended a meeting of local residents, called by the Haig Homes Residents Assn on 5<sup>th</sup> Dec 2006. The character assessment, and particularly the suggested boundary alterations were discussed at that meeting.

## Summary Table of Responses and Proposed Amendments

The table below summarises the content of the responses from consultees, the Council's comments on these and proposed amendments as a result.

### Upper Morden Conservation Area

#### Summary Table of Responses and Proposed Amendments

N o.	Respondent & Comments	Council Comments	Proposed Amendments
1.	<p><b>A Spencer</b></p> <p><u>Comment:</u> Taking away the CA status of the playing field at Rhodes Moorhouse Court will leave it open to development.</p>	<p>Other planning policies give an appropriate level of planning protection to playing fields. Conservation Area status would mean that any development that might be acceptable in terms of other policies would need to be designed in a way which is sympathetic to the character of the Conservation Area. (see also response to comments 10 below).</p>	<p>No change.</p>
2.	<p><b>Merton Historical Soc.</b></p> <p><u>Comment:</u> The Soc. is broadly happy with the assessment document.</p>	<p>No comment</p>	<p>No change.</p>
3.	<p><b>Merton Historical Soc.</b></p> <p><u>Comment:</u> Should refer to Rhodes Moorhouse Court (not Close).</p>	<p>Agree the comment</p>	<p>Amend the document accordingly.</p>
4.	<p><b>Merton Historical Soc.</b></p> <p><u>Comment:</u> It is a pity that the quality of the architecture in Rhodes Moorhouse Court is not as good as that elsewhere, especially as the name commemorates a family who won a VC in WW1 and a DFC in WW2.</p>	<p>Agree with the comment, but the VC/DFC connection does not of itself provide a sufficient basis for Conservation Area status. (see also response to comments 10 below).</p>	<p>No change.</p>
5.	<p><b>Merton Historical Soc.</b></p> <p><u>Comment:</u> Storage of societies records in the pavilion in Morden Park. Implications if it were to</p>	<p>Comment noted.</p>	<p>No change.</p>

	be demolished.		
6.	<b>Pauline Burroughs</b> <u>Comment:</u> Disagree with the removal of the houses in Rhodes Moorhouse Court from the CA. They are in keeping with the rest of the estate.	The architectural design of the houses in RM Court is considered to be of a lesser quality than that seen elsewhere in the estate. (see also response to comments 10 below).	No change.
7.	<b>Mrs Lockwood</b> <u>Comment:</u> There are trees, hawthorn, blackberry, foxes, squirrels, nettles, birds (including crows and gold crests) in the playing field area at RM Court. It is useful as a place for children to play, and learn about nature.	Comment noted, but the site has not been considered to be of sufficient importance to warrant "Site of Importance for Nature Conservation" status. Conservation Area status for this playing field site is not considered to be the right approach to protect nature conservation interest. (see also response to comments 10 below).	No change.
8.	<b>Haig Homes Res Assn.</b> <u>Comment:</u> The playing field at RM Court is worth protecting under Conservation Area powers. It is a memory to the VC award (see comment 4 above).	See comment 4 above. (see also response to comments 10 below).	No change.
9.	<b>Haig Homes Trust</b> <u>Comment:</u> The Trust does not disagree with the proposals to delete the RM houses and playing field from the CA.	Comment noted. (see also response to comments 10 below).	No change.
10	<b>Haig Homes Res Assn.</b> <u>Comment:</u> The houses and the playing field deserve to be retained within the CA (reasons given are set out in note 1 below).	The most persuasive argument put forward is the one relating to the commitment of the Association to seek funding for the improvement of the playing field, which might improve its landscape value. On this basis it is considered that the proposal to delete the playing field and the houses from the Conservation Area should not be pursued, and that instead time be given for the Association to secure the improvements to the playing field.	Amend the Assessment so as to include the Playing Field and the houses at RM Court in the Conservation Area. This includes consequential changes to the text and the maps throughout the document.
11	<b>Morden Park &amp; Playing Fields Assn.</b> <u>Comment:</u> The playing fields at Morden Park (which currently lie	It is considered that this response provides a good basis for amending the boundary of the Conservation Area, (based on the integrity of the whole of the historic	Amend the Assessment so as to include the whole of the Morden Park Playing Fields in the Conservation Area. This includes consequential changes to the text and the

	outside the CA) should be included within the Conservation Area. ((reasons given are set out in note 2 below).	parkland space, and the surviving tree planting belt, which encompasses the boundary of both the MP Playing Fields and the Park).	maps throughout the document.
12	<b>Mrs Llewellyn-Davies</b> <u>Comment:</u> Concern and opposition to the Conservation Area boundary (RM Court and the playing field).	Concern is noted. (see also response to comments 10 above).	See change in respect of comment 10 above.
13	<b>Cllr Philip Jones</b> <u>Comment:</u> The Morden Park Playing Fields should be included in the CA. (see note 3).	The comment about the historic linkage between the Park and the MP Playing Field is accepted, as is the comment relating to the overall parkland character and encompassing the tree belt.	Amend the Assessment so as to include the whole of the Morden Park Playing Fields in the Conservation Area. This includes consequential changes to the text and the maps throughout the document.
14	<b>Colleen Shannon</b> <u>Comment:</u> The Morden Park Playing Fields should be included in the CA. (see note 4).	The comments relating to sweeping views, and the surrounding belt of trees are relevant to the issue of CA status. See also responses in relation to comments 10 and 13 above.	Amend the Assessment so as to include the whole of the Morden Park Playing Fields in the Conservation Area. This includes consequential changes to the text and the maps throughout the document.
15	<b>Colleen Shannon</b> <u>Comment:</u> Oppose the proposed removal of fences around the park and playing fields. This would encourage vandalism/burglary/inappropriate use of the park after dark. There should be better looking fences instead.	The Assessment refers to the removal and possible replacement of the chain link fencing. It is agreed that replacement should be integral to the proposed action, and not an option.	Amend section 12 (under Morden Park, 2 <sup>nd</sup> bullet point), to read "Remove and replace the existing chain link fencing and concrete posts ....., frontages. The replacement to be of a more appropriate design and material".

Note 1.

- The character of the area has not changed since it was first designated as a Conservation Area.
- The houses in the RM Court are of the same age and quality as those at Trenchard Court (which is to remain within the CA).
- The name has historic value (commemorating the first VC awarded to an airman).
- More streets/places should be named after fallen heroes. RM Court is one of the few such places.
- The view from the Court over the playing field is open and well maintained, it adds to the character of the place, giving a feeling of space as a contrast to the city.
- The Court and the playing field go hand-in-hand. The public come here and appreciate peace and wildlife.

- The space, setting and tranquillity of the area is enjoyed by the local community, and is unseen elsewhere in Merton (in a built up area).
- The Residents Assn for the Haig Homes Estate is in the process of seeking funding to re-landscape the playing field, and is committed to preserving and enhancing the CA.
- No warning had been given for the proposal (to delete areas from the CA), and it is seen as a waste of tax-payer's money if there are no benefits to the public. If the Council or other bodies have plans for this area, then they should be made known now.
- Would the exclusion of this area from the CA mean that in 20 years time, when people's views change, that we would eradicate Conservation Areas.

#### Note 2.

- The Association disagrees with the conclusions set out in the Boundary Assessment report which lead to the conclusion to leave the playing fields out of the Conservation Area \*. The tree belt with runs around the edges of the Park and playing fields delineate the park as a whole. The old changing rooms will have to go, or have gone already. The overall park has integrity as a single unit.

\* Note: The conclusion of the Boundary Assessment report on the playing fields was that: "This open area forms approximately half of a large open space (Morden Park), the other half already being included within the boundaries of the Conservation Area. The playing fields half has no buildings of any architectural interest at all, and its historical and landscape interest is considered to be less than that of the Morden Park area currently within the Conservation Area. The landscape quality of the playing fields has suffered as a result of laying out sports pitches, tennis courts etc., the construction of very unattractive sports changing rooms. Some groups of mature trees have been kept within this area, which does benefit the landscape. However considered overall this part of the open space is not considered to warrant Conservation Area status."

#### Note 3.

The justification for this view is given as:

- The Playing Fields and the public park were historically a single entity (Morden Park). The playing fields retain their park-like character of open vistas bounded by belts of trees.
- The Playing Fields are likely to be the subject of redevelopment proposals as the Council looks for a new user. The MOL designation of the site gives some control over development, but a CA designation would provide an additional check on the design of any such development.

#### Note 4.

The justification for this view is given as:

- It would be wonderful to see the playing fields developed thoughtfully for the community and in harmony with the character of Morden Park.
- Concern that without CA status the playing fields might be developed in piecemeal fashion.
- Disagree with the statement made in the Boundary Assessment that the playing fields offer little of interest, and the implication that it is a boring piece of land.

- The playing fields have sweeping views of natural beauty which can be seen from 3 specific vantage points, and these link the playing fields to Morden Park.
- Many residents in Hillcross Avenue enjoy fine views from their gardens, especially in the winter when the trees are bare.
- The mature trees which surround the playing fields must be worth protecting, as must the associated wildlife.

## ANNEX 1: Newspaper advertisement

**PLANNING AND COMPULSORY PURCHASE  
ACT 2004**

**THE TOWN AND COUNTRY PLANNING  
(LOCAL DEVELOPMENT) (ENGLAND)  
REGULATIONS 2004**

**CONSULTATIONS ON DRAFT CHARACTER  
ASSESSMENT FOR THE UPPER MORDEN  
CONSERVATION AREA.**

The London Borough of Merton's Design and Conservation Team has prepared a draft Character Assessment for the Upper Morden Conservation Area, and is seeking your views on it.

The purpose of Conservation Area Character Assessments is to justify the Conservation Area designation, and to define the features of interest that give it its special character. Assessments are also used to define any features which detract from the character of the area.

The Assessment for the Conservation Area also proposes some changes to the boundary of the Conservation Area. It also includes some proposals which are aimed at either protecting the special character of the area (where it is seen to be under some threat), or enhancing the character of the area (where there are opportunities to do so).

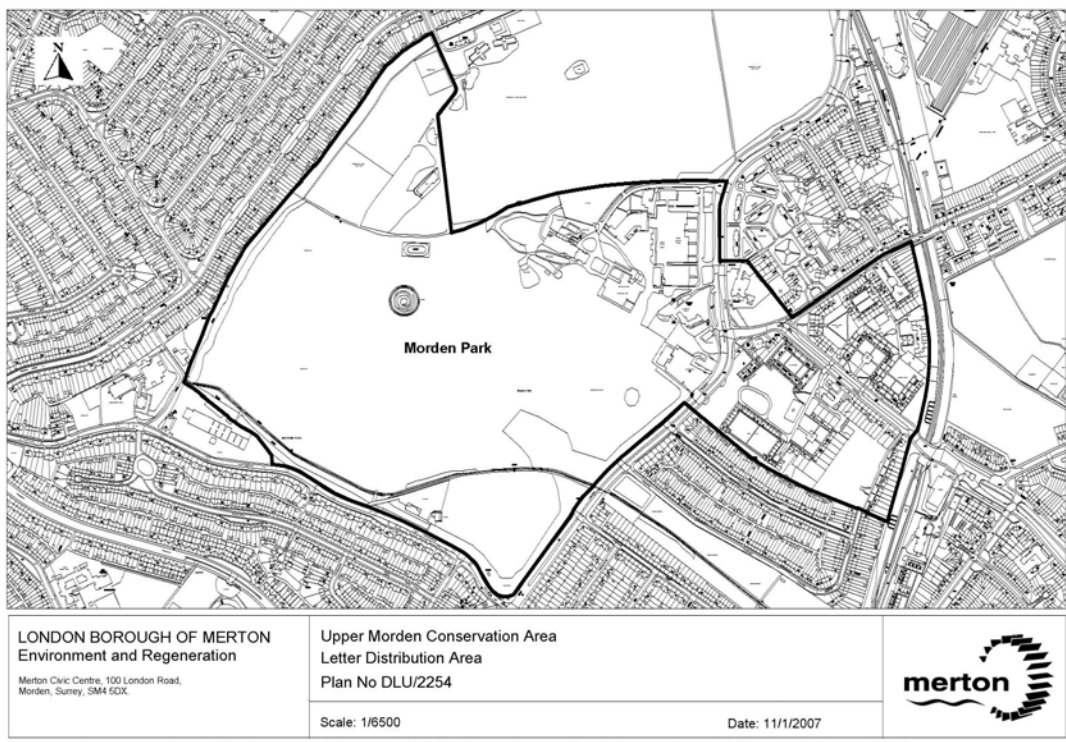
Copies of the draft Assessment documents are available at Morden Library. The documents can also be viewed on the Council's website ([www.merton.gov.uk](http://www.merton.gov.uk)). These documents will be available for viewing from 27th November.

Please send any correspondence regarding the draft Assessment by letter or by e mail to: Phil Ryder, Design and Conservation Team, Environment and Regeneration Dept., Merton Civic Centre, London Rd, Morden, SM4 5DX, or to [phil.ryder@merton.gov.uk](mailto:phil.ryder@merton.gov.uk).

Comments should be received by 8th January 2007 at the latest.



## ANNEX 2: Map showing properties consulted





### **ANNEX 3: List of relevant organisations consulted**

CADAP (meeting on 12/10/06)

The Principal, Merton College, London Rd.

The Rev Skinner, The Rectory, St Lawrence's Church, London Rd.

The Head Teacher, Morden Primary School, London Rd.

Mr David Hobson, Estate Warden, Haig Homes, Alban Dobson House, Green Lane.

(\* CADAP is Conservation and Design Advisory Panel)

### **ANNEX 4: List of Councillors Consulted**

Councillors representing St Helier Ward

Cllr Maxi Martin

Cllr Patricia Lewis

Cllr Dennis Pearce

Also

Cllr Philip Jones



## **Appendix 1b**

### **Upper Morden Conservation Area Character Assessment**

#### **Statement of Community Involvement**

Appendix to the Assessment

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#### **Summary of Consultations Undertaken**

A 2<sup>nd</sup> public consultation exercise was undertaken on the draft appraisal which started on 16<sup>th</sup> July 2007 and concluded on 13<sup>st</sup> August 2007. This consisted of the following:

- A copy of the Revised Draft Conservation Area Character Assessment, Sustainability Appraisal Report and Conservation Area boundary assessment report were made available for inspection at the Council offices between 16<sup>th</sup> July 2007 and 13<sup>th</sup> August 2007, (4 weeks).
- A copy of the Revised Draft Character Assessment, Sustainability Appraisal Report and boundary assessment report were made available for inspection at Morden Library (the nearest library to the site) between 16<sup>th</sup> July 2007 and 13<sup>th</sup> August 2007, (4 weeks).
- A downloadable PDF version of the Revised Draft Character Assessment, Sustainability Appraisal Report and boundary assessment report were placed on the Council's website on 16<sup>th</sup> July 2007 and 13<sup>th</sup> August 2007, (4 weeks).
- Letters were sent out in the week beginning 16<sup>th</sup> July to properties adjacent to the Morden Playing Fields both within and outside the Conservation Area. This letter specified a deadline for comments of 13<sup>th</sup> August (4 weeks). These letters advised where copies of the Revised Draft Character Assessment documents could be viewed, and where copies could be obtained.
- Letters and copies of the Draft Character Assessment, were sent out in the week beginning 16<sup>th</sup> July to local organisations and groups deemed likely to have an interest in the Morden Playing Fields being included within the Upper Morden Conservation Area with a deadline of 13<sup>th</sup> August (4 weeks). (Annex 1)
- Letters and copies of the Revised Draft Character Assessment, were sent out in the week beginning 16<sup>th</sup> July to relevant Ward Councillors deemed likely to have an interest in the Morden Playing Fields being included within the Upper Morden Conservation Area with a deadline of 13<sup>th</sup> August (4 weeks). (Annex 2)

#### **Summary Table of Responses and Proposed Amendments**

The table below summarises the content of the responses from consultees and the Council's comments on these. There are no amendments proposed.

## Upper Morden Conservation Area

### Summary Table of Responses

#### Upper Morden Re-Consultation Responses to the inclusion of Morden Park Playing Field within the Upper Morden Conservation Area.

Respondent	Comment	Response	Council Comments	Proposed Amendments
Mrs A Chilcott	Please include site in CA	Agree	Supports Proposal	None
Councillor Debbie Shears	I support the proposal to Include Morden Park Playing Fields within Upper Morden CA	Agree	Supports Proposal	None
Dr Artur & Mrs Simone Garcez	We strongly support including the Morden Park Playing Fields in the C.A.	Agree	Supports Proposal	None
“	Development Decisions should consider the Playing Fields in conjunction with Morden Park as a single open space as originally intended.	Agree	N/A	None
Mr F Huidobro	The Playing Fields area are acknowledged as part of Morden Park & the boundary tree planning indicates this and therefore there is no reason to exclude it from the C.A.	Agree	Supports Proposal	None
“	The Playing Fields are stated to constitute half the space of Morden Park and the quality is assessed as poor. Including in the C.A. would protect the size of the original park and any future development further eroding the quality.	Agree	Supports Proposal	None
M E Bridges	Definitely wish for Morden Park Playing Fields to be including in the Upper Morden C.A.	Agree	Supports Proposal	None
Jeffrey & Rosemary Doerr	No doubt it is essential that this area retains its current characteristics as playing fields for use by general public including young people	Agree	No Comment	None
Judy Martin	Made objection saying they	Agree	Does not support	None

	should be kept as playing fields		proposal. (May not understand implications of proposal) Officers Comment	
TRIBAL on behalf of Merton College	Proposals are generally supported by the College. The College is currently acting on issues raised within the Character Assessment to enhance the C.A.	Agree	Supports Proposal	None
Elsbeth Clarke	Concerned for the security of the playing fields regarding issue of upgrading fencing. Ref. Tennis courts are not yet derelict. Would like to see the paddling pool more available. Would like to see sports facilities improved.	Agrees with proposal	Supports proposal. Would like to see the area enhanced.	None
Gillian Clarke	Strongly supports the proposal to include the Playing Fields in the Conservation Area.	Agrees with the Proposal	Supports proposal	None
Roy & Olive Stevens	Wants Playing Fields to be protected, providing recreation, sports facilities and wildlife protection.	Agrees with Proposal	Supports Proposal	None
John & Evelyn Kille	We both feel that Morden Park Playing Fields are an essential part of Morden Park and as such should be included in the Upper Morden Conservation Area.	Agrees with Proposal	Supports Proposal	None

## Summary

The overall response to re-consultation has been to include the Morden Playing Fields within Upper Morden Conservation Area.

## ANNEX 1: List of relevant organisations consulted

The Principal, Merton College, London Rd.

The Rev Skinner, The Rectory, St Lawrence's Church, London Rd.  
The Head Teacher, Morden Primary School, London Rd.

## **ANNEX 2: List of Councillors Consulted**

Councillors representing St Helier Ward

Cllr Maxi Martin

Cllr Patricia Lewis

Cllr Dennis Pearce

Cllr William Brierly

Cllr Brian Lewis-Lavender

Cllr Debbie Shears